

MINUTES OF THE NORTH BARRINGTON ZONING BOARD OF APPEALS PUBLIC HEARING HELD TUESDAY, JUNE 10, 2008 7:30 P.M. AT THE NORTH BARRINGTON VILLAGE HALL, 111 OLD BARRINGTON ROAD, IN SAID VILLAGE

1. Call to Order & Roll Call

At 7:30 P.M. Chairman Nass called the Public Hearing to order and the Deputy Village Clerk called the roll:

Present in Person: Chairman Warren Nass, Vice Chair Cifonelli, Ginger Das Gupta,
Joe DiPino, Carleen Kreider, W. Gene McAlester, and Bryan McGonigal
Absent: None
Also Present: Kris Lennon, Deputy Village Clerk
Al Pino, 110 Hillandale Court
Jeremy Mates, 294 N. Highway 59

Chairman Nass welcomed the audience to the Zoning Board of Appeals Public Hearing and asked that any person wishing to speak during the meeting, stand in order to be sworn in. The witnesses were sworn in.

2. Approve Minutes from the April 8, 2008 Meeting

The Minutes of the April 8, 2008 Meeting were made available to the Board.

Motion: W. Gene McAlester moved that the Minutes of the April 8, 2008 Meeting be approved as presented; seconded by Joe DiPino.

Discussion: There was no discussion.

Vote on Motion:

The voice vote was unanimous in favor.

Chairman Nass declared the Minutes of the April 8, 2008 Meeting approved and put on file.

3. The following request for extension of zoning variations granted by Ordinance #1123 are requested in the petition submitted by Mr. & Mrs. Jeremy Mates, 294 N. Highway 59, North Barrington, IL 60010:

Chairman Nass explained the variances to the code previously requested by Mr. & Mrs. Jeremy Mates.

ZR-10-9-2(A,1): From each road or street which is included in the primary system of roads of the state (including all state bond issue routes and all primary federal aid and state aid routes which are designated as a numbered state highway), the required front setback shall be not less than fifty feet (50') from the right of way line.

While the proposed addition complies with the setback requirement, the garage of the existing house is located approximately 37.47 feet from the right of way line, representing an existing approximate 12.53 foot encroachment into the required front yard setback. As a result the existing residence is a non-conforming use.

**ZR-10-1-2(B) and
ZR-10-4-2(A,1,b): A non-conforming building or use shall not be expanded.**

The existing residence is non-conforming due to a front yard setback encroachment.

Chairman Nass invited the applicant to address the Zoning Board of Appeals and explain the reason for the extension of the zoning variations previously granted. Mr. Mates explained that he is requesting an extension in order to construct the addition at some point in the future, however; presently, he would like to install a new septic system. A septic variation was approved simultaneously with the zoning variations by the Village Board in August of 2007 and combined into one ordinance. Mr. Mates stated that he was unaware that the septic and zoning variations were combined into one ordinance and; he was unaware that the zoning variations expire after 6 months of the grant of the variation.

Mr. Mates continued to explain that Village Health Officer Natalie Karney initially requested additional items from Bill Doland, Accurate Survey Service, Inc. and that the two parties could not agree on the plat of survey subsequently creating a delay in the process. A long winter added to the delay of any construction and in May, Mr. Mates received a letter from Ms. Karney noting the plat of survey was acceptable. Shortly thereafter, Mr. Mates was advised that in order to install the new septic system, Mr. Mates would need to request an extension of the zoning variations.

Chairman Nass asked if Mr. Mates if he spoke with any Village Officers during the period of time when the surveyor and Ms. Karney were resolving issues concerning the plat of survey. Mr. Mates stated that he spoke with Village Building and Zoning Officer Kelly Rafferty.

Chairman Nass noted that Mr. Mates completed the construction of a fence which was a requirement of a previous ordinance regarding the property located at 294 N. Highway 59 and Mr. Mates confirmed.

Vice Chairman Cifonelli asked Mr. Mates if any changes had been made to the site plans. Mr. Mates replied that no changes have been made.

Vice Chairman Cifonelli asked if any additional trees were planted in front of the fence recently constructed. Mr. Mates replied that he planted trees according to the requirements of a previous ordinance and that no additional trees were planted.

Motion: Vice Chairman Cifonelli moved to recommend to the Village Board approval for the extension of the zoning variation requests for Mr. and Mrs. Jeremy Mates granted by Ordinance #1123; seconded by Carleen Kreider.

Discussion: There was some discussion.

Vote on Motion

By Roll Call:

Ayes:	Chairman Warren Nass, Vice Chair John Cifonelli, Ginger Das Gupta Joe DiPino, Carleen Kreider, W. Gene McAlester and Bryan McGonigal
Nays:	None
Absent:	None
Abstain:	None

Chairman Nass declared the motion approved and that the recommendation for approval would be made to the Village Board.

4. Adjournment

There being no further business to come before the Board, Vice Chair John Cifonelli moved to adjourn the Public Hearing; seconded by Carleen Kreider.

The voice vote was unanimous in favor.

At 7:40 p.m. Chairman Nass declared the meeting adjourned.

These Minutes were approved by the Zoning Board of Appeals at a Meeting held December 9, 2008.

Attest: _____
Kris Lennon, Deputy Village Clerk